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ESTATE AGENTS

ASKING PRICE / O.I.R.O

£295,000

THE DETAILS



4



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11 Belgravia Road

Onchan

£295,000 - O.I.R.O

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
11 Belgravia Road, Onchan



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THE DESCRIPTION

- Terraced period house with partial sea views
- Walking distance to Port Jack's local amenities and Onchan Park
- Patio to the front, which could be utilised as off street parking (subject to planning permission)
- South West facing rear Courtyard Garden, Detached Garage to the rear
- Spacious Lounge Diner with original features
- Modern Kitchen Breakfast Room, Downstairs WC and Boiler Space
- 4 spacious Bedrooms, Family Shower Room, Separate WC plus En-suite Bathroom
- Attic space, which could be used for storage or as a hobbies room
- Gas Central Heating, part uPVC Double Glazing
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer number 11 Belgravia Road to the market. The property is a red brick Edwardian style terraced home with a large block paved patio area to the front, of which neighbouring properties have utilised as off street parking. There's a hardwood door into the entrance porch, which then leads through to a large spacious entrance hall. The property benefits from high ceilings throughout. Off the entrance hall is a door into the bay fronted living room with double glazed windows to front aspect, wood effect flooring with an archway leading into the dining area, which can also be accessed via the property's hallway. The dining area has original coving, there's a set of uPVC double glazed French patio doors giving access out to the rear garden. Lastly off the entrance hall is a door into a modern kitchen breakfast room which has part tiled walls and vinyl floors. The kitchen itself has a range of wall and base high gloss white contemporary style units with chrome handles, laminate worktops, integrated appliances and space for a dishwasher and fridge freezer. Off the kitchen breakfast room, is a door into the boiler room and downstairs WC. Wall mounted Worcester Bosch Gas Central Heating Boiler. The WC has a double glazed window to the rear and fully tiled walls.

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On the first floor is a spacious landing area. The master bedroom is situated to the front of the property, has built in wardrobes to one wall, a square bay window with views down to the sea and an en-suite bathroom, which comprises bath, wash hand basin and WC, requires modernisation. In addition to the master bedroom, bedrooms 2 and 3 are generous size doubles, both of which have rear aspect facing windows with views down to Douglas Beach. Bedroom 4 is situated to the front of the property, it's a small double/very generous single bedroom. Also, off the landing, is a family shower room, which has a modern walk in shower cubicle and wash hand basin. In addition to this, is a separate w.c. There is then also a set of ladders giving access up into the attic space, which could be used for storage or alternatively as a hobbies room. The first floor landing has a recently installed Velux window offering plenty of natural light down the stairwell to the lower floor.

To the rear of the property is a private fully walled enclosed, southwest facing patio garden with some mature shrubs to one side, has a sunken garden feel making the rear space a sun trap. From the rear garden, there is access to the property's detached garage which is a one and a half car garage with a door in from the garden area. Electric roller door to the front with additional double glazed patio door giving access through to the property's rear lane. The garage has power, lighting and water, accessible from the rear of the garden.

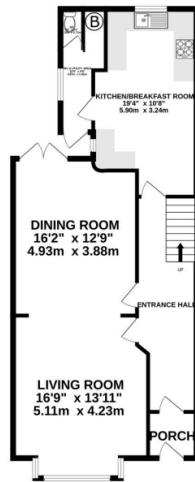
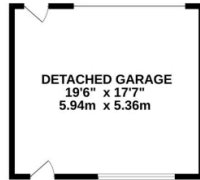
So all in all, the property has had some modernisation carried out, but does still require further modernisation to make it into an exceptional family home. Belgravia Road, is just a few 100 yards from Port Jack's local amenities. Likewise to Onchan Park and bus routes that give easy access into Douglas and to the airport.

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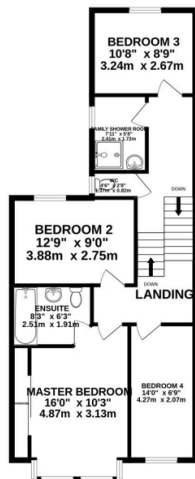
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FLOORPLAN

GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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